

\$352,200 - 153 5420 Grant Macewan Boulevard, Leduc

MLS® #E4438467

\$352,200

3 Bedroom, 3.50 Bathroom, 1,378 sqft

Condo / Townhouse on 0.00 Acres

Creekside (Leduc), Leduc, AB

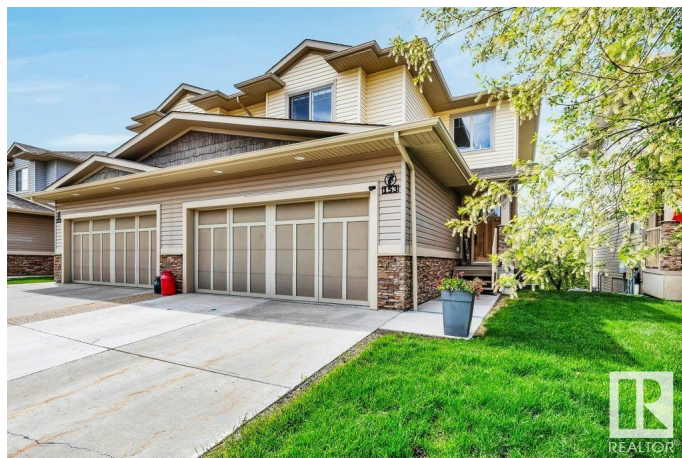
Welcome to Creekside Ravines Leduc! This well-maintained, contemporary half duplex offers over 1,900 sqft of total living space & backs onto serene CREEK VIEWS & lush parkland. This 3-bedroom, 3.5-bath home complete with a DOUBLE ATTACHED FF HEATED GARAGE combines style, comfort & location – perfect for families, professionals, or investors. The main floor features a cozy gas fireplace & large panel windows bringing natural light + direct access to the UPPER DECK w/ tranquil creek views! The functional kitchen is equipped w/ stainless steel appliances, ample cabinetry & an ISLAND/BREAKFAST BAR! The metal & solid wood L-shaped stairs lead you to 3 generously sized bedrooms incl. a primary suite with walk-in closet & private 4-pc ensuite! A common bath gives convenience for the 2 add rooms. The FULLY FINISHED WALKOUT BASEMENT offers additional living space, a full bathroom & direct access to a landscaped backyard! Close to EIA, Schools, Parks & essential amenities!

Built in 2009

Essential Information

MLS® # E4438467

Price \$352,200



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,378 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 153 5420 Grant Macewan Boulevard |
| Area | Leduc |
| Subdivision | Creekside (Leduc) |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0M1 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Parking-Visitor, Walkout Basement |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Creek, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | Lindsford Park School |
| Middle | Ecole Leduc Junior High |
| High | Opaho Secondary School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 25th, 2025 |
| Days on Market | 68 |
| Zoning | Zone 81 |
| Condo Fee | \$518 |

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Listing information last updated on August 1st, 2025 at 3:47am MDT